

OFFERING MEMORANDUM

FAMILY DOLLAR TREE COMBINATION STORE

RECENTLY EXPANDED WITH NEW, 10-YEAR LEASE

139 MAPLE STREET, WISNER, LOUISIANA



WISNER - NEWLY EXPANDED STORE

**Representative Photo*

Exclusively Offered By:

BILL BEHR

PRINCIPAL /// Fort Worth

DIRECTOR ///

National Net Lease / Sale Leaseback Group

t 817.259.3519

bill.behr@transwestern.com

GAVIN BEHR

SENIOR ASSOCIATE/// Fort Worth

t 817.259.3549

gavin.behr@transwestern.com

Broker of Record:

Louisiana

Bryan D. Burns, III

Transwestern Property Company SW GP, LLC

License #: 99564286

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Offering Memorandum (“COM”) is provided by Transwestern Commercial Services Fort Worth, LLC (“TW”), solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of TW.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by TW for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. TW has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. A prospective purchaser must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon TW.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from TW relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to TW, all or any part of this COM or the Information; (3) upon request by TW at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless TW all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that TW shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

TABLE OF CONTENTS

04

EXECUTIVE SUMMARY

Investment Overview
Offering Summary
Property and Investment Highlights
Property / Lease Summary
Property Photos

10

AERIALS & MAPS

Site Plan
Aerial Site Plan
Market Aerial
Regional Aerial

08

TENANT OVERVIEW

Family Dollar Tree Overview
Family Dollar Overview

14

DEMOGRAPHIC OVERVIEW

Demographic Snapshot

INVESTMENT OVERVIEW

Transwestern National Net Lease I Sale Leaseback Group is pleased to present a newly expanded Family Dollar Tree combination store in Wisner, Louisiana. Family Dollar has executed a new ten (10) year lease and has confirmed the store is NOT on the recently announced Family Dollar store closure list.

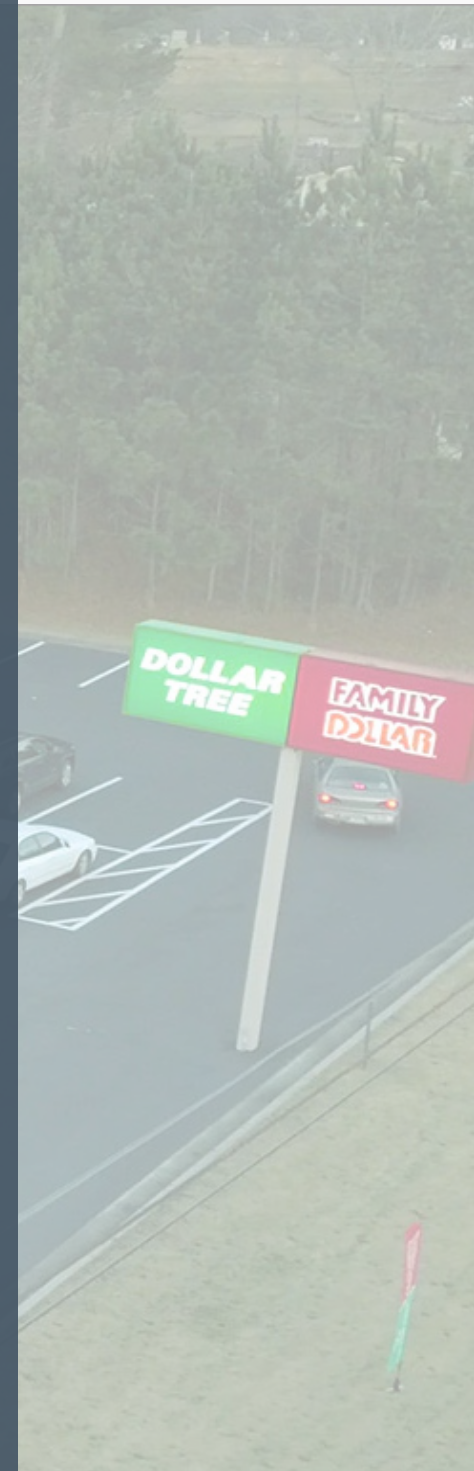
Wisner, Louisiana is in Franklin Parish and has a population of approximately 20,000. Situated in the eastern/central part of the state, the Property is sixty miles southeast of Monroe, seventy-five miles northeast of Alexandria, Louisiana and forty miles north of Natchez, Mississippi. The original building was constructed in 2012 and initially consisted of 8,320 square feet. Following the expansion, the Wisner store now contains approximately 10,500 square feet.

Family Dollar is a wholly owned subsidiary of Dollar Tree, Inc. (NASDAQ: DLTR) having been acquired by Dollar Tree in July 2015. Dollar Tree is investment grade (S&P: BBB) with 2023 fiscal year sales of \$30.6 billion. Dollar Tree's gross profit was \$9.3 billion with a gross margin of 31.5%. Net income for 2023 was \$1.615 billion. Dollar Tree operates 16,340 stores across 48 states and five Canadian provinces as of January 28, 2023. There are nearly 600 operating Family Dollar Tree combination stores nationwide.

Family Dollar is headquartered in Matthews, North Carolina.



**Representative Photo*



Actual Location

OFFERING SNAPSHOT

Property	Wisner, LA
Tenant	Family Dollar Stores of Louisiana, LLC
Guarantor	Corporate
Pricing / Cap Rate	\$1,036,875 / 8.00% cap
NOI – Current	\$82,950.00
Lease Expiration	7/31/2033
Lease Structure	Double Net
Landlord Responsibilities*	Foundation, roof, slab, structure, exterior walls, fire protection equipment, and replacement of HVAC system for expansion area only.*
Tenant Responsibilities*	Keep the Building and any fixtures, facilities and equipment contained therein in good condition and repair including HVAC, interior non-structural portions of the Building, maintenance and repair of the parking lot and driveways.

*Refer to Lease for details



*Representative Photo

PROPERTY & INVESTMENT HIGHLIGHTS

139 MAPLE STREET, WISNER, LOUISIANA

- Store has been expanded and rebranded as a new, Family Dollar Tree combination store
- Family Dollar/Dollar Tree combination stores experience a 20% increase in store sales
- Constructed in 2012 and newly expanded in 2023 to provide approximately 10,500 square feet
- Tenant has executed a new, ten (10) year lease which commenced July 2023 and expires July 31, 2033
- Typical Family Dollar double net lease structure with minimum landlord responsibilities (see lease for details)
- Annual NOI of \$82,950 is a very low annual rental rate of \$7.90 per square foot, providing an affordable and sustainable rent
- Five (5), 5-year renewal options with ten percent (10%) scheduled rent increases each

Property	Wisner, LA
Tenant	Family Dollar Stores of Louisiana, LLC
Guarantor	Corporate
Property Address	139 Maple Street, Wisner, Louisiana
Projected Commencement Date	7/27/2023
Projected Lease Expiration Date	7/31/2033
Total Building Area	10,500 square feet
Total Land Area	+ 1.076 acres
Net Operating Income – Current Term	\$82,950.00 through 7/31/2033
Renewal Options (all five-year terms with 180 days' prior written notice)	First - \$91,245.00 (10%) Second - \$100,275.00 (10%) Third - \$110,355.00 (10%) Fourth - \$121,380.00 (10%) Fifth - \$133,455.00 (10%)
Lease Structure*	Double Net*
Real Estate Taxes	Reimbursed by Tenant on a monthly basis
Property Insurance	Reimbursed by Tenant annually
Landlord Responsibilities	Foundation, roof, slab, structure, exterior walls, fire protection equipment, and replacement of HVAC system for expansion area only.*
Tenant Responsibilities	Keep the Building and any fixtures, facilities and equipment contained therein in good condition and repair including HVAC, interior non-structural portions of the Building, maintenance and repair of the parking lot and driveways.
Parent Company Ownership/Guarantor	Publicly traded, corporate guaranty
Headquarters	Family Dollar: Matthews, NC Dollar Tree: Chesapeake, VA
Year Founded	Family Dollar: 1959 Dollar Tree: 1986 Dollar Tree Acquisition of Family Dollar: 2015
Website	familydollar.com/combostores familydollar.com dollartree.com

*See Lease for details

TENANT OVERVIEW



About Family Dollar / Dollar Tree Combination Stores

Two great stores coming together – Family Dollar, ready to meet your family’s needs, alongside Dollar Tree, with its thrilling offerings in seasonal, party and crafting – to help you celebrate life’s occasions. The combination of these two trusted stores brings Family Dollar’s widely recognized great value to customers while offering the “thrill of the hunt” and incredible finds from Dollar Tree. Two great stores...one big deal!

No matter what you are looking for, from summer barbecue essentials to fall décor, or school Crafts and holiday gifts, the Combo Store will be exciting to visit.

Family Dollar and Dollar Tree are writing a bold new chapter for their business – and for small towns across America. More than 400 stores are now open with many more coming soon in more than 3,000 markets identified.

Historically, small towns have had very limited retail operations. Shoppers often travel long distances to meet all their shopping needs. Building on success of both brands, they have created a new format for smaller populations, dual branded Family Dollar / Dollar Tree combination stores.

Compared to current small-market locations, the Combo Store is delivering comps sales that exceed 20%, which means higher gross profit margins and improved operating income.



**Representative Photo*





FAMILY DOLLAR OVERVIEW

Leon Levine, the founder of Family Dollar, opened his first store in Charlotte, North Carolina in 1959 when he was 22-years old. His concept was simple: provide shoppers with a low-overhead, simple, straight-forward and consistently laid-out store that would provide customers a convenient “self-serve, cash-and-carry neighborhood discount store”. His simple retail formula worked as the store grew into a chain that now boasts more than 8,200 stores nationwide. In July 2015, Family Dollar Stores, Inc. was acquired by publicly traded Dollar Tree, Inc. resulting in a newly combined company with estimated fiscal 2021 sales exceeding \$26.3 billion annually and more than 16,000 stores in 48 states and five Canadian provinces.

One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Most stores are in single-tenant, freestanding buildings or located in shopping centers convenient to the Company's customer base.



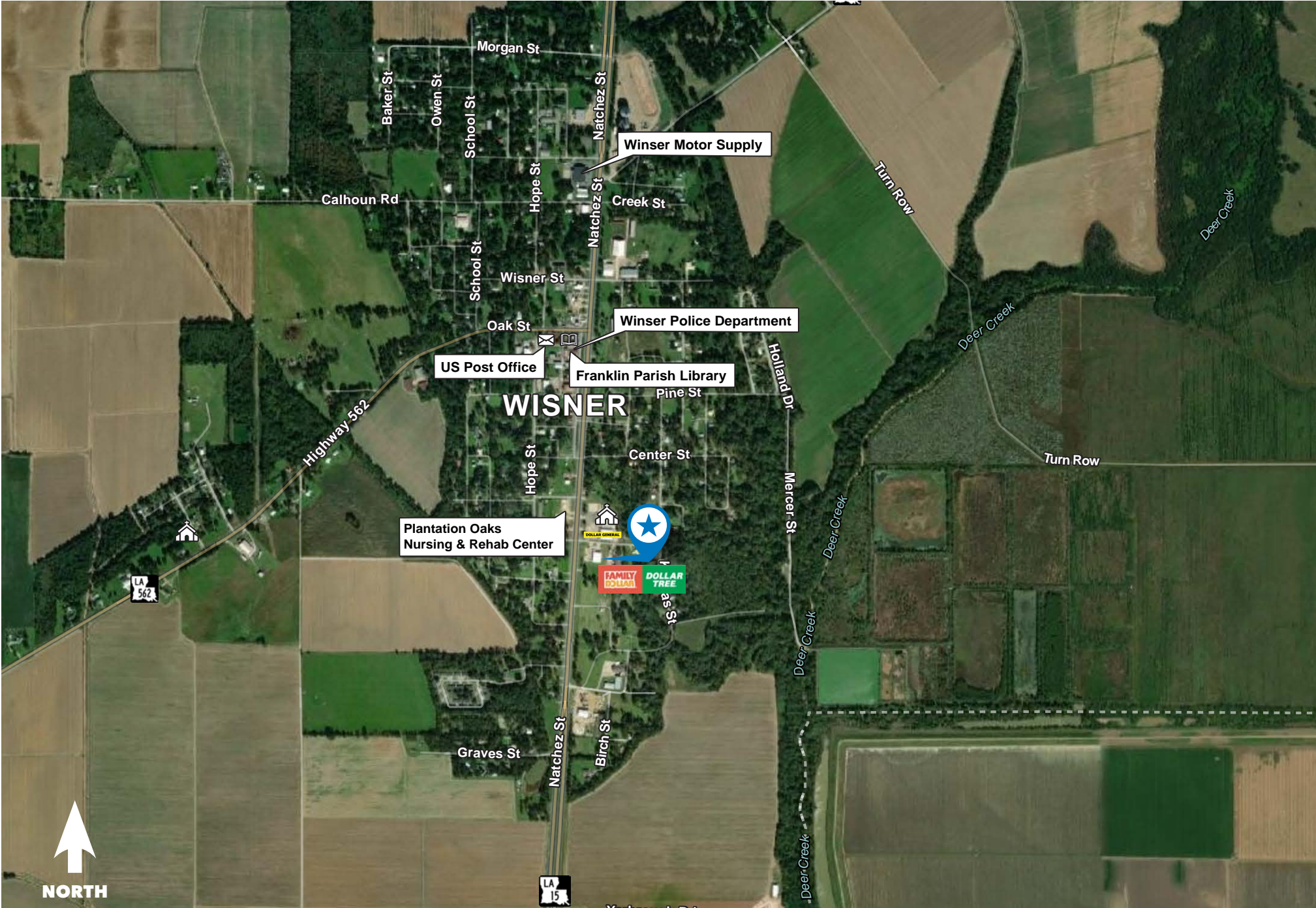
**Representative Photo*

Number of Family Dollar & Dollar Tree Locations	16,340
Number of Family Dollar/Dollar Tree Combination Stores	Nearly 600
Corporate Headquarters	Family Dollar: Matthews, NC Dollar Tree: Chesapeake, VA
Fiscal 2023 Sales	\$30.6B
Ticker:	NASDAQ: “DTLR”
Credit Rating	S&P: BBB

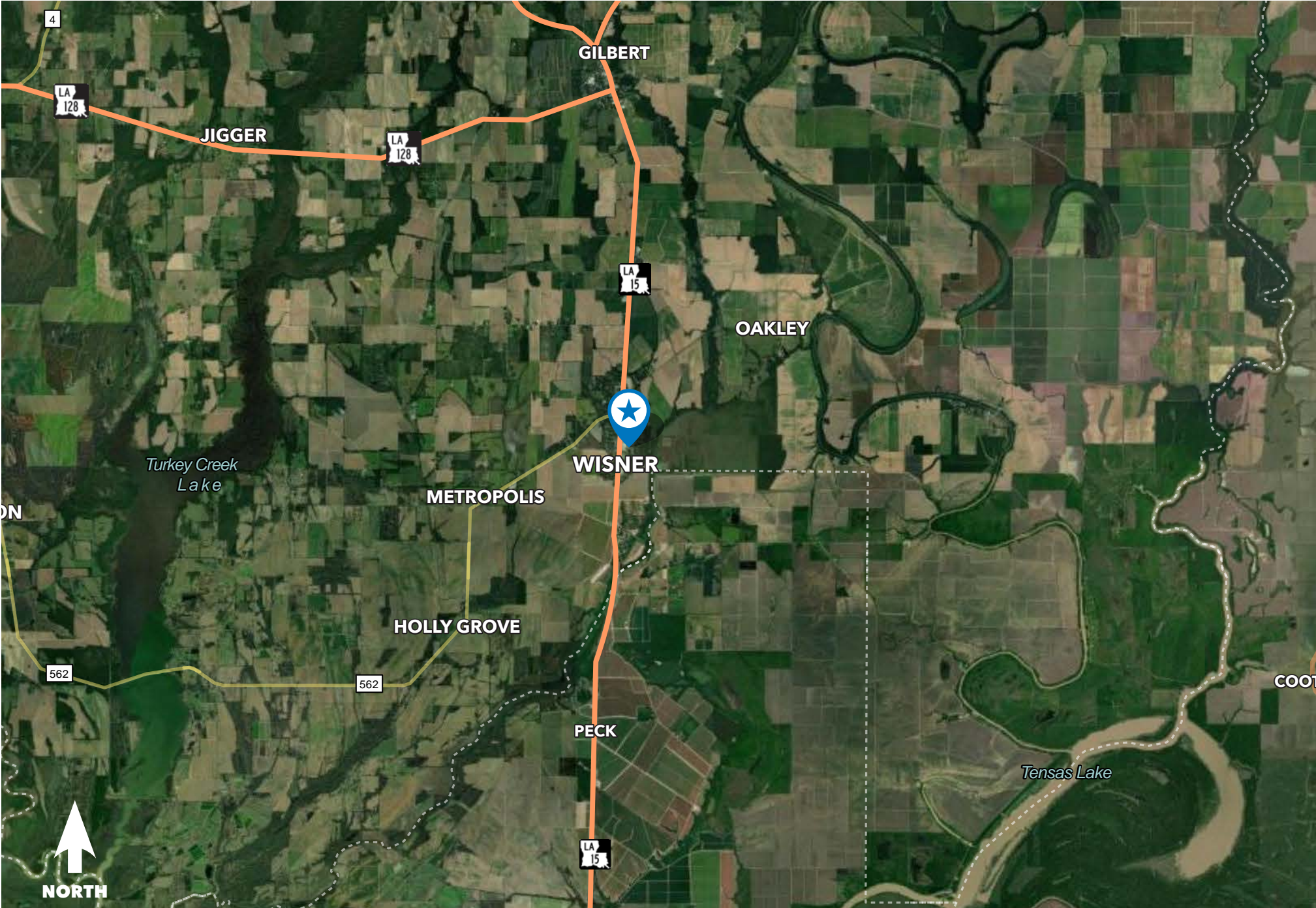
AERIAL SITE PLAN | WISNER, LA



MARKET AERIAL | WISNER, LA



REGIONAL AERIAL | WISNER, LA



DEMOGRAPHIC SNAPSHOT - WISNER, LA

POPULATION			
	5 miles	10 miles	15 miles
2010 Census Population	2,705	6,349	16,881
2022 Population	2,299	5,653	15,796
2027 Projected Population	2,296	5,645	15,584

HOUSEHOLDS			
	5 miles	10 miles	15 miles
2010 Census Households	1,020	2,611	6,447
2022 Households	913	2,424	6,113
2027 Projected Households	912	2,400	6,046
2022 Estimated Average Household Size	2.42	2.26	2.51

ESTIMATED HOUSEHOLD INCOME			
	5 miles	10 miles	15 miles
2022 Average Household Income	\$57,613	\$60,156	\$55,616
2022 Median Household Income	\$36,468	\$39,995	\$35,961
2022 Per Capita Income	\$24,157	\$24,689	\$21,629
2022 Median Age	46.1	44.3	40.9

TRAFFIC COUNTS	
VPD	6,667

An aerial photograph of a retail center. On the left, a Family Dollar store is visible with its red and white signage. To the right, a Dollar Tree store is partially visible with its green and white signage. The parking lot is filled with cars, and a white canopy tent is set up in the foreground. The background shows a line of trees and a clear sky.

TRANSWESTERN

Transwestern is a privately held real estate firm of collaborative entrepreneurs who deliver a higher level of personalized service– the Transwestern Experience. Specializing in Agency Leasing, Management, Tenant Advisory, Capital Markets, Research and Sustainability services, our fully integrated global enterprise adds value for investors, owners and occupiers of all commercial property types. We leverage market insights and operational expertise from members of the Transwestern family of companies specializing in development, real estate investment management and research. Transwestern has 35 U.S. offices and assists clients through more than 180 offices in 37 countries as part of a strategic alliance with BNP Paribas Real Estate.

Year-to-date, Transwestern has overseen the leasing and management of 2,006 properties, representing more than 370 million square feet - leased and managed combined. Within that same time period, the firm completed leasing, sales and finance transactions totaling \$8.6 billion.

BILL BEHR

Director

National Net Lease / Sale Leaseback Group

817.259.3519

bill.behr@transwestern.com

GAVIN BEHR

Senior Associate

817.259.3549

gavin.behr@transwestern.com

BROKER OF RECORD:

Louisiana:

BRYAN D. BURNS, III

Transwestern Property Company SW GP, LLC

License #: 99564286